081.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,200 / 688,200
					USE VALUE:	688,200 / 688,200
					ASSESSED:	688,200 / 688,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEMAIRE THOMAS E
Owner 2:	
Owner 3:	
Street 1:	8 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEMAIRE THOMAS E--ETAL -
Owner 2:	LEMAIRE ELYSE P -
Street 1:	8 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,663 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5663.000	275,300		412,900	688,200
Total Card	0.130	275,300		412,900	688,200
Total Parcel	0.130	275,300		412,900	688,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.57 | /Parcel: 451.5

Legal Description

User Acct 50152

GIS Ref

GIS Ref

Insp Date 12/19/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 081.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,300	0	5,663.	412,900	688,200	688,200	Year End Roll	12/18/2019
2019	101	FV	217,700	0	5,663.	418,800	636,500	636,500	Year End Roll	1/3/2019
2018	101	FV	217,700	0	5,663.	312,600	530,300	530,300	Year End Roll	12/20/2017
2017	101	FV	217,700	0	5,663.	283,100	500,800	500,800	Year End Roll	1/3/2017
2016	101	FV	217,700	0	5,663.	271,300	489,000	489,000	Year End	1/4/2016
2015	101	FV	212,400	0	5,663.	230,100	442,500	442,500	Year End Roll	12/11/2014
2014	101	FV	212,400	0	5,663.	218,300	430,700	430,700	Year End Roll	12/16/2013
2013	101	FV	212,400	0	5,663.	207,600	420,000	420,000		12/13/2012

!6555!

PRINT

Date	Time
12/10/20	21:18:58

LAST REV

Date	Time
06/03/15	14:03:33

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6555

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEMAIRE THOMAS	55504-170		10/1/2010	Convenience	1	No	No		
LEMAIRE THOMAS	22719-443		12/14/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2015	517	New Wind	3,000					
7/15/1992	310		1,000					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
12/19/2008	Meas/Inspect	345	PATRIOT
2/3/2000	Inspected	276	PATRIOT
1/12/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5663		Sq. Ft.	Site		0	70.	1.04	5									412,924						412,900	

Total AC/HA: 0.13000 | Total SF/SM: 5663 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 412,924 | Spl Credit | Total: 412,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33897638
Const Adj.:	0.98000199
Adj $ / SQ:	164.025
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374001
Depreciation:	98736
Depreciated Total:	275265

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

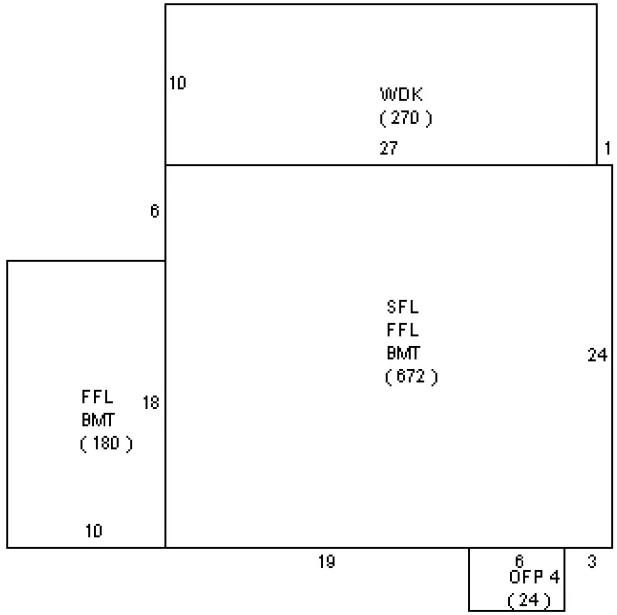
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.02
Special Features:	0	Val/Su Net:	103.11
Final Total:	275300	Val/Su SzAd	180.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	49.210	41,925
FFL	First Floor	852	164.020	139,749
SFL	Second Floor	672	164.020	110,225
WDK	Deck	270	9.510	2,568
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,670			Total:	295,502
Size Ad	1524	Gross Are	2670	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	